2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

Apartment 7, Mill Rise Village Lymebrook Way, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 9GA







Leasehold 75% Shared ownership £79,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully and well-appointed two-bedroom ground floor retirement apartment, situated within the highly regarded Mill Rise Village development and available to purchasers aged 55 and over. Offered at £79,950 for a 75% share, this delightful apartment provides an excellent opportunity to enjoy independent and secure retirement living within a welcoming and well-maintained community setting. Thoughtfully designed with both comfort and convenience in mind, the accommodation comprises two well-proportioned bedrooms, together with a stylish Jack and Jill wet room, which is accessible from both the hallway and principal bedroom. The heart of the home is the bright and spacious open-plan kitchen/dining/living area, creating a sociable and contemporary living environment. The modern fitted kitchen flows seamlessly into the living area, where French doors open onto the communal gardens. Mill Rise Village offers a range of communal facilities and beautifully maintained gardens, providing residents with attractive outdoor spaces in which to relax and socialise. The development also promotes a friendly community atmosphere, whilst the apartment benefits from off-road parking for added convenience.

The property is being sold with NO VENDOR UPWARD CHAIN, making it ready for its new owner to move in and enjoy.

Combining comfortable accommodation, independent living and a welcoming community environment, this superb retirement apartment represents an excellent opportunity for those looking to enjoy a relaxed and secure lifestyle.

ENTRANCE HALLWAY 3.45m x 2.39m maximum (11'4" x 7'10" maximum)

With panelled front access door, pendant light fitting, smoke alarm, power points, built-in storage cupboards providing ample domestic storage space and doors leading off to;



FITTED KITCHEN / LIVING SPACE 7.95m x 3.84m (26'1" x 12'7")

With Upvc double-glazed patio French doors to front, glazed window to rear, three-lamp light fitting, two spotlight fittings, heat alarm, two single panelled radiators, feature hearth with timber surround and coal-effect electric fire, a range of base and wall-mounted kitchen storage cupboards providing cupboard and drawer space, round-edge worktop, built-in stainless-steel sink unit with mixer tap above, built-in electric oven with four-ring electric hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, ceramic splashback tiling, power points, phone line connection point and wood-effect laminate flooring.











BEDROOM ONE 4.65m x 3.00m (15'3" x 9'10")
With Upvc double-glazed windows to front, single panelled radiator, pendant light fitting, power points and door leading off to;





JACK & JILL WET ROOM 2.31m x 1.65m (7'7" x 5'5")
With two spotlight fittings, wall-mounted Dimplex electric heater, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above and thermostatic direct-flow shower unit, dual voltage shaver socket and white ceramic splashback tiling.



BEDROOM TWO 3.48m x 2.21m (11'5" x 7'3")
With Upvc double-glazed window to front, pendant light fitting, single panelled radiator, power points, TV aerial connection point and power points.



MAINTAINED GROUNDS

The property is set on mature maintained grounds and offers various seating areas in the communal garden to enjoy the development's green spaces.







COMMUNAL AREAS

Throughout the development various seating areas can be found to wind down and relax or enjoy a catch up with other residents or family.







SHARED OWNERSHIP

This property is shared ownership with with Aspire Housing which retain 25% of the ownership of the property. The listed price reflects the 75% share of the property.

LEASEHOLD

Initial Lease Term: 99 Years from 14/2/2010
Lease Term Remaining: 81 Years
There Is No Ground Rent.
For 7 Mill Rise, Monthly Service Charge Is £356.92.

The Service Charge Includes -

Communal Furniture Charge
Communal Cleaning Charge
Estate Caretaking
Housing Management
Communal Electric
Communal Gas
Grounds Maintenance
Aspire Management Charge
Repairs
Building Insurance
Equipment Servicing
Communal Water
Shared Owner Heating Charge

COUNCIL TAX

Band 'B' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

Lymebrook Way, Newcastle

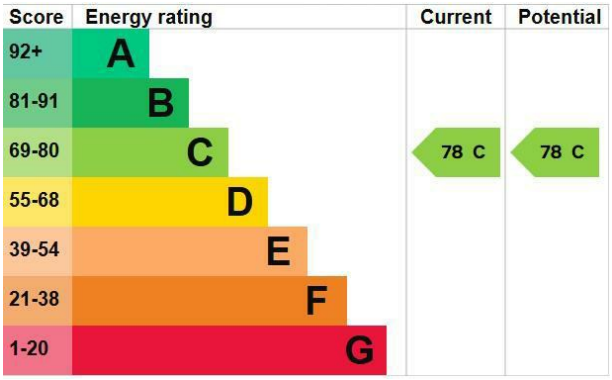


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.